

2053540

JANUARY 12, 1955

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DEFENSE PLANT CORPORATION
RUBBER PLANT TRANSACTION

Please be advised that we have completed our conversation with Mr. Hippe of Title Insurance and Trust Company concerning the revised description and other matters contained in the sample policy obtained in connection with captioned transaction.

We enclose herewith copies of three letters received from Title Insurance and Trust Company confirming our understanding as to the matters which were discussed. Two of these letters deal with minor revisions of the proposed description. We have handed your Mr. Kell a copy of this description.

We have also been advised that a Standard Coverage Fee and Easement Form will be substituted for the form used in the sample policy which does not cover easements. Blank copies of the fee and easement form are attached hereto for your use and information. We have underscored on one of the copies the words which are additional to the words which appear in the printed text of the sample policy. We note no instance in which words appearing in the printed text of the sample policy are deleted in this new form, except where the words "the land" are changed to "said land." You will note that the changes underscored consist of adding the words "and easement," "or easement," "and the easement affecting land in said county and state," "or of the land subject to said easement" or similar language wherever the word "land" appears in the text. Also that a new item 4 has been added to the first page extending the coverage of the policy to any loss sustained by reason of priority, at the date of the policy, over said easement, of any lien or encumbrance upon the land subject to said easement, unless such lien or encumbrance is shown in Schedule B, that in Part 9(c) of the stipulations the word "land" where used in the policy is defined as "not including the land subject to the easement described in Schedule A" and in Part 9(g) "the word 'easement,' where used in the printed text of this policy, includes the plural as well as the singular."

In addition to the matters covered by Mr. Hippe's letters, we also expect that the exceptions set forth in Part Two of Schedule B of the sample policy will be revised to conform with the new description. Mr. Hippe also advised us of his willingness to eliminate Exception 4 as it appears in the sample policy at our request.

JHP:MTR

M. R. Howells

Attachments

TORRANCE
SP-0013387



Title Insurance and Trust Company

FOUNDED 1893

433 SOUTH SPRING STREET • LOS ANGELES 54
MADISON 6-2411

STUART O' MELVENY
CHAIRMAN OF THE BOARD

W. HERBERT ALLEN
PRESIDENT

January 12, 1955

Shell Oil Company,
1008 West Sixth Street,
Los Angeles 14, California.

Attention: Mr. J. H. Pettigrew
Re: Defense Plant Corporation
Rubber Plant Transaction

4119753-EWH

HFC	MWS	MMC	RWW
MAC	STAMPED IN BY: <i>[Signature]</i>		MRN ①
JRM	DATE Ja 12 '55		B & C
R/W	TIME 10 AM		TITLE
OWNER-SHIP	FILE <i>[Signature]</i>	RETURN TO 607	OFFICE

Gentlemen:

Confirming our telephone conversation to-day, your attention is directed to the fact that the westerly 15 feet of lot 56 of Tract No. 4671 is vested in the City of Los Angeles, a municipal corporation, subject to the matters as shown by our Title Report issued as of October 5, 1954 under our order number No. 4164965 and should be excepted from Parcel 3 of the proposed description if a deed is not to be obtained from the City of Los Angeles.

The City of Los Angeles acquired title to said westerly 15 feet of lot 56 by quitclaim deed dated December 30, 1952 from Reconstruction Finance Corporation, which acquired title as Defense Plant Corporation, recorded February 5, 1953 in book 40906 page 190, Official Records.

Said 15 feet appears to be included within the lines of Vermont Avenue as shown by Exceptions 5 and 6 in said report and upon vacation of said Vermont Avenue as a public street, the fee title to said 15 feet would remain in the City of Los Angeles.

Very truly yours,
[Signature]
E. W. Hilde
Title Officer.

EWH-meb
in trip.

TORRANCE
SF-0013388



Title Insurance and Trust Company

FOUNDED 1893

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

STUART O'MELVENY
CHAIRMAN OF THE BOARD

W. HERBERT ALLEN
PRESIDENT

January 11, 1955

4119753-EWH

Shell Oil Company,
Shell Building,
1008 West Sixth Street,
Los Angeles 54, California.

Attention: Mr. Merle Howells,
Re: Defense Plant Corporation
Rubber Plant Transaction

Gentlemen:

HRG	MMMS	MMMC	MMW
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We have examined the proposed descriptions forwarded with your letter of January 10, 1955, and wish to advise that said descriptions meet our approval, except we suggest that the following changes be made therein.

1. The words "vacated" following the names of the streets appearing in Parcels 1, 2 and 3 be deleted, inasmuch as said streets were taken by condemnation proceedings had in Case No. 2794 United States District Court and were not vacated by formal vacation proceedings.
2. The nature of the easement and right of way in paragraph (b) of Parcel 4 be more specifically described by adding to the third line following the words "said Tract No. 4671", for the use, maintenance and operation, including ingress and egress of existing drainage system as constructed thereon."

Very truly yours,

E. W. Hippe
E. W. Hippe
Title Officer.

EWH-meb
in trip.

TORRANCE
SF-0013389



Title Insurance and Trust Company

FOUNDED 1893

433 SOUTH SPRING STREET • LOS ANGELES 54

MADISON 6-2411

STUART O MELVENY
CHAIRMAN OF THE BOARD

W HERBERT ALLEN
PRESIDENT

January 11, 1955

4119753-EWH

Shell Oil Company,
Shell Building,
1008 West Sixth Street,
Los Angeles 54, California.

Attention: J. H. Pettigrew
Re: Defense Plant Corporation
Rubber Plant Transaction

HFC	MWS	MMC	R/W
MAO	STAMPED IN BY: <i>[Signature]</i>		<i>[Signature]</i>
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Gentlemen:

In accordance with our conversation in our meeting to-day, I have re-checked the Exceptions designated by you in Schedule B, Part Two of our sample copy of policy furnished your company and approve the following changes:

1. Exception 2, paragraph 2, lot 4 referred to therein should be changed to lot 41.
2. Exception 4, line 24, book 15283 page 6, affecting lot 42 can be deleted inasmuch as this reference affects lot 119 which lot is not involved in the above transaction.
3. Exception 4, last paragraph, the reference to book 20314 page 206, should be changed to book 20279 page 262.
4. Exception 5, last paragraph, the reference to book 20314 page 206, should be changed to book 20279 page 262.
5. Exception 7, the words "with the right of conveyance" may be deleted.
6. Exception 9, reference to book 12039 page 241 in line 27 should be corrected to book 11994 page 372.


TORRANCE
SP-0013390

continued....

Order No. 4119753
page 2

7. Exception 11, the last paragraph in this exception is deleted inasmuch as these easements have been revested in The Metropolitan Water District of Southern California and all rights of taking is dismissed by order entered January 31, 1947 in said action.
8. Exception 15 may be eliminated for the reason that this exception is covered by Exception 3.
9. Exception 16, paragraph 4 is amended by adding to the 5th line following the word map "to the center line of 190th Street, as shown on said last mentioned map."
10. Exception 18, book 195944 page 310 referred to in the last line should be corrected to book 15944 page 310.
11. Exception 19, lot 84 referred to in the first line should be corrected to lot 82.

Very truly yours,


E. W. Hippe
Title Officer.

EWB-meb
in trip.

TORRANCE
SF-0013391